

MEMORANDUM OF UNDERSTANDING
DEVELOPMENT OF GARRISON SCHOOL

This Agreement relates to the Garrison School only. HUD has approved the change in unit mix, and the Developer agrees with the Association that the Developer shall to the maximum extent possible, given the HUD regulations and prevailing market conditions:

Design a building suitable for use by the elderly. It should be noted that under Section 8 regulations, owners are specifically forbidden to rent Section 8 units to families with children in high-rise elevator buildings. Plans for the Garrison school include elevator access to all units and a liberal interpretation of this regulation will allow us to rent this building as elderly-oriented housing. In addition, it should be noted that the Garrison School is one in a four building project totalling 126 units and it will, therefore, be possible to accommodate a reasonable cross section of various kinds of households that might seek to apply to the project as a whole.

We agree to build into the units all the amenities which would normally be included in an elderly project. These design features would, of course, be subject to HUD review and approval, and would include such items as:

1. an emergency signal system in each apartment for use by the elderly;
2. grab bars in all bathrooms;
3. a large well-designed elderly community meeting room including kitchen facilities, in which they could congregate on a regular basis during the day;

- 2 Jobs
4. a resident, live-in superintendent who would be available to assist the elderly on a 24 hour basis; plus a formal security system which shall include (a) a closed circuit T. V. system; (b) a security person to be available during hours of darkness.

It should be noted that these items do add to the cost of the project, but we believe that the additional cost is minimal and well within the general financial feasibility required.

In addition to our specific commitment to design and rent the building as stated above, the Developer is prepared to do the following, subject to compliance with requirements of HUD:

1. Afford the Association the opportunity on a monthly basis to review and comment on the plans and specifications for the rehabilitation of the William Lloyd Garrison School, and to regularly monitor the progress of the rehabilitation work, as it is necessary. If at any time the Developer finds it necessary to substantially alter the unit mix, the Neighborhood Association will be notified before any approval by the architect, developer or contractors.
2. Provide representatives of the Association full participation in the tenant selection process, not only at the point of initial rent-up but throughout the life of the project. This includes final approval of any and all tenants proposed by the Developer and that the recommendations of the Association when given, shall have the weight of final decision, with the Developer. The Association will not unreasonably delay or withhold its approval of

of proposed tenants, thereby assuring full occupancy of the building.

- 2a. The Developer agrees to permit a minimum of two members of the Association to serve on the Developer's tenant selection review committee, who will be instrumental in tenant selection and in the determination of lease renewals of tenants of this project as long as the Developer owns such project.
3. Provide the Association the right of first refusal to purchase the property in the event the project is ever offered for sale. In the event that the Association does not purchase the project, the Developer will assist the Association in achieving the transfer of the ownership of the project to groups approved by the Association. This provision shall be subject of a further agreement setting forth the exact terms and conditions of the Right of First Refusal; such agreement to be mutually satisfactory to the Counsel to the Association and the Counsel to the Developer.
4. The Developer agrees to cooperate with the Association in its efforts to improve all existing housing in the area, boundaries running from Martin Luther King Boulevard to Seaver Street, and Washington Street to Blue Hill Avenue; and to decrease the population density of the area surrounding the project, Garrison School, by using suitable means to bring about these changes as soon as possible and also to promote equity in units whenever possible.

Such efforts shall include, but not necessarily be limited to:

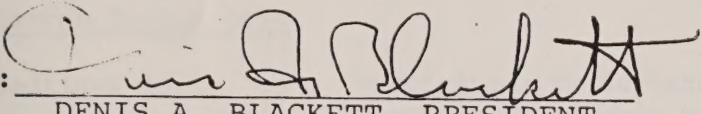
- a. To assist the Association in achieving tenant selection review powers over the other properties owned and/or insured by HUD, the MHFA, or other financial institutions;
- b. To assist the Association in achieving the transfer of the ownership of units (as described in Section "a" above) to groups approved by the Association; the purpose of the transfer is to restructure the units and tenancy in such a way as to reduce density and improve opportunities for equity in the entire neighborhood;
- c. To assist the Association in implementing the transfer of the management of units (as described in Section "a" above) to management groups approved by the Association; and further, to assist the Association in the more intensive monitoring of present or future management groups.

Based on the Memorandum, the Association agrees to withdraw its objection to the proposed rehabilitation of the Garrison School by the Developer and further the Association agrees to cooperate with and to actively support the Developer in its efforts to rehabilitate the

Garrison School pursuant to the terms of the Memorandum of Understanding.

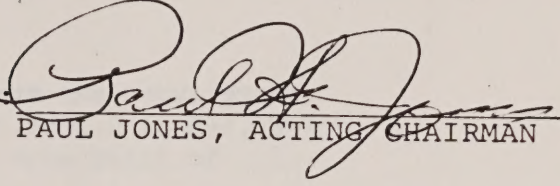
SCHOOL HOUSE '77 ASSOCIATES
By SCHOOLHOUSE 77 CORP.

BY:


DENIS A. BLACKETT, PRESIDENT

GARRISON-TROTTER NEIGHBORHOOD ASSOC

BY:


PAUL JONES, ACTING CHAIRMAN

Dillaway School

The Applicant requests permission to deviate from certain provisions of the Boston Zoning Code at the Dillaway School site. The site is an H-1, B-1 district. The Applicant proposes to convert the building to 17 apartment units for persons of low and middle income.

Boston Zoning Code

Sections 15-1 Permissions to deviate from the requirement
limiting floor area ratio to 1.0 in H-1, B-1
district; proposed floor area ratio of 1.1.

K. Memorandum of Understanding incorporated by reference.

The document entitled Memorandum of Understanding - Development of Garrison School which is an agreement between School House '77 Associates and the Garrison-Trotter Neighborhood Association concerning the Garrison School is hereby incorporated by reference into this Report and Decision., on the condition that there is no conflict with the statutory powers delegated to the Authority by Chapter 121B and Chapter 121A of the General Laws.

MEMORANDUM

APRIL 13, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH, DIRECTOR

SUBJECT: SCHOOL HOUSE '77 ASSOCIATES
121A APPLICATION

On February 16, 1978, the Authority held a public hearing to review the 121A application of School House '77 Associates. The Project includes 4 sites in Roxbury and Mattapan and the project calls for the rehabilitation and conversion of three vacant buildings, the Garrison School, the Berger Instrument Factory and the Dillaway School into housing, and demolition of the Lowell Mason School and construction of new housing on that site.

At the public hearing neighborhood representatives expressed concern about the proposal for family housing in the Garrison School. Since then the Applicants have met with the community and HUD and have reached an agreement which addresses these concerns, and changes the number and composition of the units to be constructed on that site.

The Applicants have also provided the Authority with a letter from the Cincinnati Mortgage Corporation which indicates their willingness to provide construction financing provided that the Applicants are successful in obtaining a firm commitment from HUD for insurance of advances under the 221(d)(4) program. This letter is attached for the Authority's information.

It is therefore recommended that pursuant to Chapter 121A of the General Laws, the Authority adopt the Report and Decision approving the Project and consenting to the formation of School House '77 Associates. An appropriate Vote follows.

VOTED: That the document presented at this meeting entitled "Report and Decision on the Application of School House '77 Associates for the Authorization and Approval of a project under Mass. General Laws, Ch. 121A, as amended and Chapter 652 of the Acts of 1960, to be undertaken and carried out by a limited partnership formed under Mass. General Laws, Chapter 109, and approval to act as an Urban Redevelopment Limited Partnership under said Chapter 121A " be approved and adopted.



Cincinnati Mortgage Corporation

W.S. Ackerman

March 29, 1978

Mr. Thomas F. Welch, Vice President
Housing Innovations, Inc.
50 Franklin Street
Boston, Massachusetts 02110

Dear Tom:

Just a note to reiterate our interest and willingness in providing the construction financing and arranging the FNMA/GNMA permanent financing for your School House '77 project. This, of course, is conditioned upon the project achieving a firm commitment from the Federal Housing Administration for insurance of advances.

If there is anything that Cincinnati Mortgage can do to assist you in expediting the FHA processing, please do not hesitate to call.

Much luck on completing these arrangements, and we eagerly look forward to a closing.

Sincerely,

WILLIAM S. ACKERMAN,
President

WSA:sr



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
BOSTON AREA OFFICE
BULFINCH BUILDING, 15 NEW CHARDON STREET
BOSTON, MASSACHUSETTS 02114

John F. Kennedy Federal Building
Boston, Massachusetts 02203

IN REPLY REFER TO:

1.1EM

MAR 10 1978

Mr. Denis A. Blackett, President
Housing Innovations, Inc.
50 Franklin Street
Boston, MA 02110

Dear Mr. Blackett:

Subject: School House '77
MA06-076/023-35172

As a result of our recent meeting with you and members of the Garrison Neighborhood Association, we have reviewed your proposal dated February 28, 1978 for a change in the unit distribution for the subject project. As we discussed at the meeting, this proposal raises several crucial issues about the School House project and our review involved consideration of the following:

1. Financial feasibility of the project.
2. Project's ranking in the Section 8 funding competition.
3. Concentration of assisted housing in the neighborhood.

✓ Our initial review has demonstrated that the project would remain financially feasible with the proposed unit redistribution. A full review of this matter would, of course, be conducted at the Firm Commitment stage for mortgage insurance.

Analysis of the Section 8 proposal rankings showed that School House would have been selected with this proposed unit distribution. If, at the time of ranking, the units were designated "Family", there would have been no effect on other selected projects. However, if it were designated "Elderly", small elderly projects ranked lower on the list might not have been funded.

It is evident that while the School House '77 project meets HUD standards concerning the concentration of assisted persons, the Garrison Neighborhood does contain a relatively high number of subsidized housing units for both families and the elderly. We have determined that the provision of additional large family units at the Garrison School might unnecessarily increase density in the project area.

Based on the above findings, we are approving the following unit distribution for the Garrison School building:

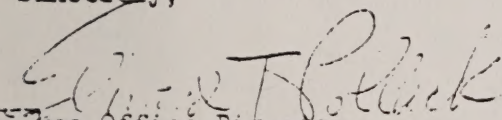
<u>1 BR</u>	<u>2 BR</u>	<u>Total</u>
25	23	48

However, we are not able to designate these units as strictly elderly units. The Section 221(d)(4) program was designated to provide housing for persons of all ages and the regulatory agreements for this program prohibit discrimination on the basis of age. We would like to point out that the size of these units and the provision of amenities may have the effect of attracting an applicant pool of older persons to the project. In addition, the Section 8 program restrictions against housing families with children in elevator structures will also affect the type of residents in the building. Given these facts and Housing Innovations' management experience in both family and elderly housing, we are confident that a project with this unit composition will not adversely affect the surrounding neighborhood.

In order to continue the timely development of this project, your next submission to this office should be a Firm Commitment application and a revised Section 8 Final Proposal reflecting the new unit distribution.

We hope that this approved change will resolve the concerns which have been raised about the project and allow us to proceed without further delay.

Sincerely,


Acting Area Office Director

cc: Mr. Dan Richardson

